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DECISIONS PURSUANT TO RULE 1:28

September 1, 2015.

[COMMONWEALTH vs. MAURICE CIVITARESE. No. 13-P-645.](#) Judgments affirmed. Order denying motion for new trial affirmed.

[COMMONWEALTH vs. SHELDON SILVA. No. 13-P-856.](#) The order denying the motion to withdraw the guilty plea is vacated, and the matter is remanded for further proceedings consistent with the memorandum and order of the Appeals Court.

[COMMONWEALTH vs. THOMAS P. VON SCHULTZE. No. 13-P-755.](#) Judgment affirmed. Order denying motion for postconviction relief vacated; remanded for further proceedings on that motion consistent with the memorandum and order of the Appeals Court.

[CROW POINT COMMUNITY CLUB & others vs. DAWN MARTEL & others. No. 14-P-1309.](#) The portion of the second amended judgment declining to adjudicate any rights under the 1929 deed unless the Downer estate is added as a party is vacated, and the matter is remanded for further proceedings consistent with the memorandum and order of the Appeals Court. In all other respects, the second amended judgment is affirmed.

[LEYLA SCHIMMEL vs. CONSERVATION COMMISSION OF ANDOVER \(and a companion case\). Nos. 14-P-947 & 14-P-1035.](#) Judgments affirmed.

[SUSAN M. VEEDER & another vs. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. No. 14-P-883.](#) Judgment affirmed.